



5 acres/2 hectares

US 183 is .7 miles/1.1 km east

Utilities

Greenfield

Zoning - General Commercial

Ms. Sandlin Niccum  
Sandlin Ventures Development  
510 West 15th Street  
Austin, TX 78701  
(512) 750-6480 mobile  
(512) 306-0101 facs  
[Sandlin@sandlindevelopment.com](mailto:Sandlin@sandlindevelopment.com)



<b>Property</b>				
Total Acreage: <b>5 acres/2 hectares</b>		Map: <b>MAPSCO Austin 2006 Street Guide, pgs. 342, Sec. A</b>		
<b>Location</b>				
City: <b>Leander</b>		County: <b>Williamson</b>		
Address/Directions: <b>11701 FM 2243 West, <a href="http://www.wcad.org">www.wcad.org</a> tax id#: R457664 R-17-W328-300A-0002-0004</b>				
Within City Limits: <b>Yes</b>		Distance from City Limits: <b>Not Applicable</b>		
Distance to US Highways: <b>.7 miles/1.1 km east</b>		Type of Zoning: <b>General Commercial</b>		
Distance to Interstate Highways: <b>10 miles/16.1 km</b>				
<b>General Site Information</b>				
Previous Use of Site: <b>Open Farm Land</b>		General Condition: <b>Excellent</b>		Dimensions: <b>423 x 481 feet/129 x 147 meters</b>
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): <b>Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 1 to 2 percent slopes</b>				Shrink/Swell Capacity: <b>Very high with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete</b>
Adjoining Acreage Available: <b>No</b>		Can Site Be Divided: <b>Yes</b>		Lot Size: <b>Negotiable</b>
<b>Improvements</b>				
Road Distance to Rail: <b>1 mile/1.6 km east</b>		Name of Railroad: <b>Union Pacific, Southern Pacific, Capital Metro Commuter Rail</b>		
Proximity to Port(s): <b>Three (3) hours to Port of Houston</b>		Other Improvements: <b>Located 4,000 feet/1,219 meters west of the HEB-Plus anchored Forum Shopping Center on one of Leander's major east-west corridors FM 2243</b>		
Fenced: <b>Partial</b>		Landscaped: <b>No</b>		
Located within an Industrial Park: <b>No</b>		Type of Business: <b>General Commercial and Retail</b>		
Deed Restriction(s): <b>No</b>		Covenants: <b>No</b>		
<b>Utilities</b>				
City of Leander Services: <b>Department of Engineering, (512) 528-2700</b>		Water - Size of Nearest Line: <b>12 inches/30.5 cm</b> Pressure: <b>88 psi/607 kilopascal</b>		Sewer - Size of Nearest Line: <b>12 inches/30.5 cm</b>
Electric Service: <b>Pedernales Electric Cooperative (PEC)</b>	Phone: <b>(830) 868-6041</b>	Facs: <b>(512) 268-0328</b>		Email: <b><a href="mailto:Trista.fugate@peci.com">Trista.fugate@peci.com</a></b>
Natural Gas Service: <b>ATMOS Energy, (512) 310-3810</b>	Size of Nearest Line: <b>6 inch/15.2 cm 550 feet/168 meters east of the site</b>		Pressure: <b>Intermediate Pressure at FM 2243 approximately 3,000 feet/914 meters from the site</b>	
Telecommunication Service: <b>AT&amp;T and/or SuddenLink</b>	Phone: <b>(512) 870-4430 and/or (979) 595-2424</b>	Facs: <b>(512) 870-4475 and/or (979) 595-2445</b>		Email: <b><a href="mailto:mm2741@att.com">mm2741@att.com</a> and/or <a href="mailto:Joe.Bethany@suddenlink.com">Joe.Bethany@suddenlink.com</a></b>
Solid Waste Disposal: <b>Clawson Disposal, Inc.</b>	Phone: <b>(512) 259-1709</b>	Facs: <b>(512) 746-5807</b>		Email: <b><a href="mailto:clawsondisp@earthlink.net">clawsondisp@earthlink.net</a></b>
<b>Sales Information</b>				
Contact: <b>Ms. Sandlin Niccum</b>	Phone: <b>(512) 750-6480</b>	Facs: <b>(512) 306-0101</b>	Email: <b><a href="mailto:Sandlin@sandlindevelopment.com">Sandlin@sandlindevelopment.com</a></b>	Web Site: <b>Not Applicable</b>
Sales Price: <b>Negotiable</b>		Lease Price: <b>Not Applicable</b>		
Comments: <b>Two (2) acres/.8 hectare with a 10,000 sq. ft./929 sq. meter (m), industrial building with fence and a 6,500 sq. ft./603 sq. m retail building. Three (3) additional acres/1.2 hectares west of the site are for sale or build-to-suit.</b>				